018.0	0008	0012.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	959,200 / 959,200
					USE VALUE:	959,200 / 959,200
					ASSESSED:	959,200 / 959,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
50		COLONIAL DR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PFLUEGL CHRISTIAN &	
Owner 2:	PFAFFINGER DORIS	
Owner 3:		
Street 1:	50 COLONIAL DRIVE	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA Cntry:	Own Occ: Y
Postal:	02474	Type:

PREVIOUS OWNER

Owner 1:	PIERRE ANDRE -
Owner 2:	FUCHS DEBORAH -
Street 1:	350 MASS AVENUE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,700 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1941, having primarily Vinyl Exterior and 2223 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5700.000	456,900		502,300	959,200
Total Card	0.131	456,900		502,300	959,200
Total Parcel	0.131	456,900		502,300	959,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 431.59 | /Parcel: 431.5

Legal Description

User Acct 13434

GIS Ref

GIS Ref

Insp Date 05/12/16

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 018.0-0008-0012.0

!1591!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	456,900	0	5,700.	502,400	959,300	959,300	Year End Roll	12/18/2019
2019	101	FV	344,700	0	5,700.	650,100	994,800	994,800	Year End Roll	1/3/2019
2018	101	FV	344,700	0	5,700.	413,700	758,400	758,400	Year End Roll	12/20/2017
2017	101	FV	344,700	0	5,700.	378,200	722,900	722,900	Year End Roll	1/3/2017
2016	101	FV	173,100	0	5,700.	307,300	480,400	480,400	Year End	1/4/2016
2015	101	FV	156,500	0	5,700.	307,300	463,800	463,800	Year End Roll	12/11/2014
2014	101	FV	136,500	0	5,700.	280,100	416,600	416,600	Year End Roll	12/16/2013
2013	101	FV	136,500	0	5,700.	266,500	403,000	403,000		12/13/2012

PRINT

Date	Time
12/10/20	17:10:10

LAST REV

Date	Time
03/29/19	09:51:02
mmcmakin	
1591	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PIERRE ANDRE,	1452-43		5/1/2014		535,000	No	No		
DE ROSSI A WILD	1337-98		5/17/2007		400,000	No	No		
	640-133		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/24/2018	83	Redo Bas	8,000	C				
8/10/2016	2013	Solar Pa	3,600	C				
6/17/2015	754	Heat App	12,000		6/17/2015			Install one warm a
4/29/2015	414	Addition	200,000					Second level addit
8/9/2007	678	Renovate	15,800					replacement winds

ACTIVITY INFORMATION

Date	Result	By	Name
5/12/2016	Left Notice	PT	Paul T
5/12/2016	Measured	PT	Paul T
7/31/2015	Permit Insp	PC	PHIL C
5/5/2009	Measured	372	PATRIOT
12/3/2008	MLS	MM	Mary M
7/15/2007	MLS	HC	Helen Chinal
10/5/1999	Meas/Inspect	243	PATRIOT
8/27/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	13434
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5700		Sq. Ft.	Site		0	85.	1.04	2									502,349						502,300	

Total AC/HA: 0.13085 | Total SF/SM: 5700 | Parcel LUC: 101 | One Family | Prime NB Desc: KEL/MANOR | Total: 502,349 | Spl Credit | Total: 502,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE/GRAY		
View / Desir:	k - Kelwyn Manor		

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1941	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G17	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.23823524
Const Adj.:	0.99989998
Adj $ / SQ:	154.764
Other Features:	102530
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	478979
Depreciation:	22033
Depreciated Total:	456946

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	8	BRs:	4	Baths:	2	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

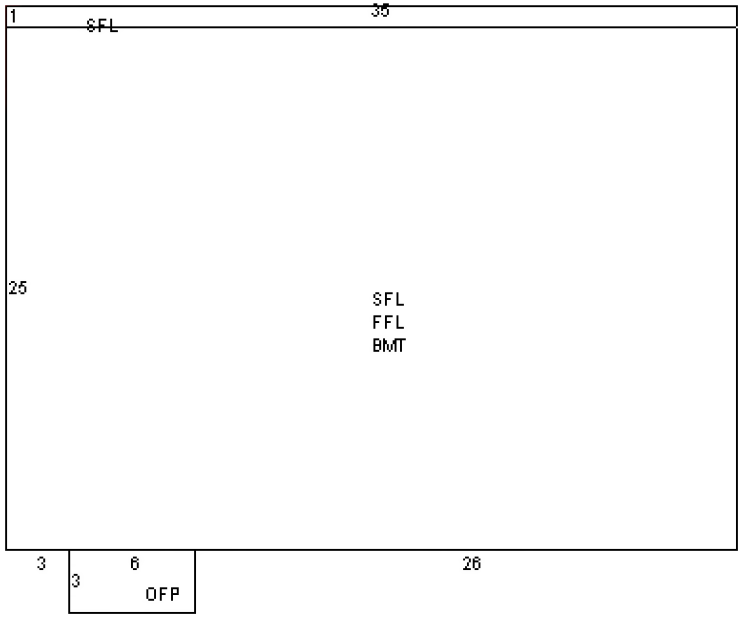
No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	170.24
Special Features:	0	Val/Su Net:	170.61
Final Total:	456900	Val/Su SzAd	255.97

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	910	154.760	140,835
BMT	Basement	875	63.840	55,860
FFL	First Floor	875	154.760	135,418
OFP	Open Porch	18	44.000	792

Net Sketched Area:	2,678		Total:	332,905	
Size Ad	1785	Gross Are	2678	FinArea	2223

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	50		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

018.0-0008-0012.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: